



Kershaw County Planning and Zoning Commission
Regular Session Minutes
January 9, 2012, 5:30 p.m.
County Council Chambers, 515 Walnut Street
Camden, SC 29020

Members in Attendance: Lewis Shaw, David Brown, Charles Cottingham, George Gibson, Jetter Pittman, and Henry Walker

Members Absent: Dan Matthews

Staff in Attendance: Carolyn Hammond and John Newman

At 5:30 p.m., the Chairman called the meeting to order and recognized former Commissioner, Karen Eckford, with a plaque thanking her for her five years of service on the Planning and Zoning Commission.

Public Comment Period

There were no comments from the public.

Public Hearing on Rezoning Request of Kimmy Cullinan

The Chairman opened the public hearing and stated that Ms. Cullinan was requesting to rezone her property at 1520 Smyrna Road from R-15 to RD-2. John Newman gave the staff report stating that this particular parcel had been used as a convenience store or restaurant for many years prior to its receiving an R-15 designation during the County's 2000 comprehensive rezoning. He said the property lost its "grandfathered" status when it ceased to operate as a business for more than 365 days. Ms. Cullinan wants to rezone the property to RD-2 so she may lease it to someone who wants to open a store. Mr. Newman stated that RD-2 allows for small commercial uses that would be compatible with the neighborhood. After saying that the rezoning meets the policies of the Comprehensive Plan, he stated that staff recommended approval of the rezoning request. He closed by telling the Commission that Planning and Zoning staff had received no calls, positive or negative, regarding the rezoning. There being no one in the audience who wanted to speak, the Chairman closed the hearing.

Discussion and Recommendation of Planning Commission to County Council on the Rezoning Request of Kimmy Cullinan

After a brief discussion, Lewis Shaw called for a motion. George Gibson motioned that the request to change the zoning from R-15 to RD-2 be approved. Charles Cottingham seconded, and approval was unanimous.

Plan Approval for Bridal Station Apartments

Prior to discussing the Bridle Station sketch plan, Henry Walker stated that he was involved in the project and recused himself until action on the project was completed. John Newman told the Commission that the complex consists of 48 apartment units on approximately six acres of land located on Boulware Road in Lugoff. He stated the submitted site plan met all requirements and had been deemed complete by staff. Impact assessments were sent to area service providers and none felt the complex would create significant impacts on their

services. Mr. Newman reported that the result of a traffic analysis on the proposed apartments indicated an increase in traffic below the 20 percent limit, therefore staff felt a Traffic Management Plan was not necessary. He added that the project was compatible with objectives of the Comprehensive Plan and that staff recommended approval.

A brief discussion followed where Commissioners asked questions of Bridle Station representatives Brett Callaghan and Tim Harris. Following the discussion, the Chairman called for a motion. David Brown motioned to approve the site plan. Jetter Pittman seconded, and Lewis Shaw, David Brown, Charles Cottingham, Jetter Pittman, and George Gibson voted in favor. After the vote, Henry Walker rejoined the meeting.

Election of Officers

David Brown motioned to re-elect the existing slate of officers. Henry Walker seconded. All voted in favor of Lewis Shaw as Chairman, George Gibson as Vice-Chairman, and Carolyn Hammond as secretary.

Approval of Minutes

George Gibson motioned that the minutes of the October 10, 2011 regular meeting be approved. David Brown seconded and all voted in favor.

Staff Report on County Council Actions Concerning the Planning Commission

John Newman reported that County Council had approved the rezoning of Wedgewood subdivision.

Other Items

Lewis Shaw discussed plans and goals for 2012. When the Commission has no pending business, he recommended field trips to County sites and facilities and presentations by various groups. He suggested looking for ways the Commission could interact with County Council and help them recognize the role the Planning Commission can play in helping them make Kershaw County a better place to live.

Adjournment

At 6:16 p.m., the Chairman called for a motion to adjourn. The motion was made by David Brown, seconded by Henry Walker, and approved by all.

Respectfully submitted,

Carolyn B. Hammond

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Secretary